

AGENDA

The Somerville Planning Board meeting for **Thursday June 5, 2003 at 6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA is scheduled as follows:

Public Hearing, 6:00 pm:

The purpose of the hearing will be to receive public comments for Site Plan Approval at 91 South Street (Boynton Yards).

The applicant and Owner, Boynton Yards Associates I, LLC; Agent, Richard G. diGirolamo request Site Plan Approval (S.Z.O. §8.8) to subdivide an existing parcel of land consisting of 139,758 s.f. into two separate parcels, 53,664 s.f. and 86,094 s.f. Industrial Park (IP) zoning district.

Public Hearing (Continued from 5-15-03):

The purpose of the hearing will be to receive public comments concerning the following proposed amendment to the Somerville Zoning Ordinance (SZO):

A Zoning Amendment sponsored by Alderman Roche:

- Proposed zoning that would replace the existing Assembly Square Interim Planning District with a new Assembly Square District and result in the deletion of the Business Park Assembly, Industrial Park Assembly, Waterfront Overlay District and Highway Overlay District.

The complete text of the proposed zoning amendment as well as a map may be reviewed at the Planning Department in City Hall, 93 Highland Avenue, Somerville, MA, Monday through Wednesday between 8:30 a.m. and 4:30 p.m., Thursday between 8:30 a.m. and 7:30 p.m. and Friday between 8:30 a.m. and 12:30 p.m.

Review of Cases for the Zoning Board of Appeals:

70 Lowell Street (Continued from 5-15-03) (Applicant and Owner, Fedele Muzzioli; Agent, Richard G. DiGirolamo) The Applicant seeks a special permit with site plan review under §7.2 to construct a second principle structure, a two-unit dwelling, on a lot in a Residence B (RB) zoning district.

30 Innerbelt Road (Continued from 5-15-03) (Applicant, Campanelli Companies; Owner, Sweetheart Cup Co., Inc.; Agent, Edwards & Kelcey) The Applicant seeks four special permits with site plan review: Under §7.11.12.5.c, for a distribution center use of 10,000 square feet or more of gross floor area; Under §7.11.14.A.1.d, for light industry use of 25,000 square feet or more of gross floor area; Under §7.11.14.B.1.c, for general industrial use of 25,000 square feet or more of gross floor area; and Under §7.11.14.D.c, for other industrial uses of 25,000 square feet or more of gross floor area. Industrial A (IA) zoning district.

315 Highland Ave. The Applicant, Diamond Club, LLC, along with his Agent, Richard DiGirolamo, seek a Special Permit to alter the front entryway of an existing non-conforming structure in a Residence C (RC) zoning district (SZO Section 4.4.1).

70 Otis Street (Applicant and Owner, Galal Ibrahim) The Applicant and Owner, Galal Ibrahim, is seeking a special permit for the alteration of a nonconforming structure in order to legalize a rear deck (SZO §4.4.1.). Residence B (RB) zoning district.

43-45 Pitman Street (Applicant, James Lichoulas; Owner, T&M Realty Trust) The Applicant is seeking a special permit with site plan review in order to construct a three-story, ten unit building (SZO §7.11.1.C). This project is also subject to Article 13 of the SZO, Inclusionary Housing. Business A (BA) zoning district.

9-11 Aldersey Street The Owner, G&T Realty Associates, along with the Applicant, Gerard Meehan, and their Agent, Edward J. Lonergan, are making application to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. Residence A (RA) zoning district.